

ZONING BOARD OF APPEALS
MINUTES
JUNE 11, 2014 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Present: Grady, Kravits, Russotto, Stebbins
Absent: Manning, Mencer, Russotto
Staff: Cullen, Silsby

Chairman Stebbins called the meeting to order at 7:00 p.m. He appointed Russotto to sit for Manning.

Stebbins explained that the Board consists of five (5) members, which means that four (4) consecutive affirmative votes would be required to pass a variance request application. It was noted that the applicant has the option to postpone the public hearings for two weeks, if they so choose.

The applicants stated that they understand and would like to proceed with the public hearings tonight.

Acting Secretary Russotto read the Call of the Hearing. Public hearing procedures were reviewed.

II. PUBLIC HEARING

1. ZBA14-02 – 212 Cedar Road, Mystic, Peter Springsteel/Applicant, 214 Cedar Road LLC/Owner, for a variance to Section 5.1 for 18' 6" in lieu of 30' for a front yard setback and 24' in lieu of 30' for a rear yard setback, for a proposed 1.5 story garage/living space addition. PIN#261813041014, RS-12 zone (CAM).

Acting Secretary Russotto noted that all mailings have been received and found to be in order.

Peter Springsteel/Architect, 105 Starr Street, Mystic, representing the owner James Maxson, reviewed maps along with the proposal. He pointed out the changes that have been made since the previous application request. Sketches were distributed and details were given about the CAM application. He stated that this house is pre-existing non-conforming. He explained that the owner hopes to create additional living space for his siblings to live part time in the house and for additional storage. The proposed garage would be located on the north side of the house. A new roof will be proposed and the free-standing shed will be removed. Specifics were given about the setbacks and existing ledge. He explained why the steep slope creates a hardship. He noted that neighbors' preferences have been taken into consideration. One neighbor was present for this application.

An inquiry was made about the additional setback being proposed. The Board does not feel that the major addition would impinge on the existing narrow setback.

Jeff Palmer, 211 Cedar Road, Cousin of the applicant who lives across the street, was present to speak in favor of this application. Additional information was given about the house next door.

Inquiries were made about shrubs, ledge, water, and sewer.

The Chairperson asked the public if there is anyone else to speak in favor or against this application. There were no additional comments.

Acting Secretary Russotto read a memo dated June 11, 2014, from the Planning Commission, which stated that the Planning Commission had no comment.

The Public Hearing closed at 7:19 p.m.

2. ZBA14-03 – 34 Ann Avenue, Jeffrey Brown/Applicant's Agent, Katharine Whealton/Owner, for a variance to Section 5.2 for 44' in lieu of 50' for a front yard setback and 19 feet in lieu of 25' for a side yard setback for an addition to a residence. PIN#271017113846, RU-40 zone.

Acting Secretary Russotto noted that all mailings have been received and found to be in order.

The applicant Katharine Whealton, and the applicant's agent, Jeffrey Brown of Waterford, were present for this application. Whealton reviewed the proposal to build an attached garage on the East side of her driveway. Pictures were submitted, showing all sides of the house, as well as the proposed floor plan. She referred to zoning regulations and explained why the proposed location is the best scenario.

Brown gave information about the setbacks. Information was given about the considerable slope at the back of the property. Other nearby homes with similar garage locations were noted.

Whealton referred to the mailings and stated that all neighbors were in favor of the proposal. Additionally, one letter of support was received and submitted.

Brown gave specifics about the one-car garage. He noted that the garage door will be wide enough to accept a handicapped ramp, if necessary in the future.

Information was given about sewer and water. Discussion ensued about other alternative locations.

The Chairperson asked the public if there is anyone in favor or against this application. There were no comments.

Acting Secretary Russotto read a memo dated June 11, 2014, from the Planning Commission, which stated that the Planning Commission had no comment.

The Public Hearing closed at 7:34 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. Decision on Public Hearing Application

- a. ZBA14-02 – 212 Cedar Road, Mystic, Peter Springsteel/Applicant,
214 Cedar Road LLC/Owner

The Board felt that a hardship exists because this is a pre-existing non-conforming lot.

MOTION: To grant the variance as requested.

Motion made by Grady, seconded by Russotto, so voted unanimously.

MOTION: To approve the CAM application

Motion made by Stebbins, seconded by Russotto, so voted unanimously

- b. ZBA14-03 – 34 Ann Avenue, Jeffrey Brown/Applicant's Agent,
Katharine Whealton/Owner

The Board felt that the proposal is consistent with the neighborhood and that the location is the best possible scenario. The existing non-conformity was noted.

MOTION: To grant the variance as requested.

Motion made by Grady, seconded by Kravits, so voted unanimously.

2. Correspondence

Staff distributed an update about the Crystal Lake reconstruction project. She stated that a public information meeting will be held next Wednesday, June 18, 2014.

Staff stated that copies of Groton's Zoning Regulations are available, for those who need the most current copy, which was amended in 2013.

3. Minutes – Meeting of May 14, 2014

MOTION: To approve the minutes of May 14, 2014

Motion made by Grady, seconded by Kravits, so voted unanimously.

4. New Business

a) New Applications were briefed to the Board.

ZBA#14-04 – 42 Clift Street, Mystic, Michael & Kristin Glasfeld/Owners.

ZBA#14-05 – 516-528 Gold Star Highway, Angus McDonald Gary Sharpe & Associates/ Engineer, Toll Gate Plaza LLC/Owner

Staff stated that public hearings will be scheduled for June 25, 2014.

5. Report of Staff

IV. ADJOURNMENT

Motion to adjourn at 7:48 p.m. was made by Grady, seconded by Kravits, so voted unanimously.

Scott Russotto, Acting Secretary
Zoning Board of Appeals

Prepared by Robin Silsby
Office Assistant II